

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
 A Westman Company
 Centennial 303-740-9888 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

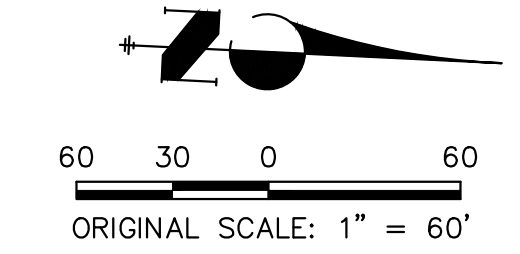
2681	LF - SILT FENCE	⊕
18900	LF - CONSTRUCTION FENCE	⊕
4	EA - CHECK DAMS	⊕
4	LS - STABILIZED STAGING AREA	⊕
4	LS - VEHICLE TRACKING CONTROL	⊕

- BENCHMARK**
- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9863", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
 - THE TOP OF A RED PLASTIC SURVEYORS CORNER OF PANNEE RANCHEROS SUBDIVISION
 NORTHING = 410095.404
 EASTING = 235052.131
 ELEVATION = 7000.40
 - THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411399.962
 EASTING = 233849.817
 ELEVATION = 7030.82

BASIS OF BEARINGS
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.

LEGEND

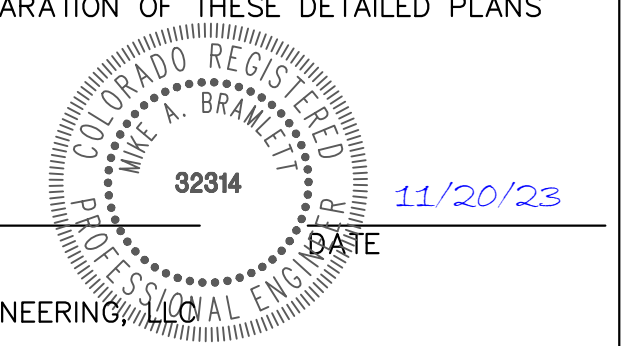
EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
SECTION LINE	SILT FENCE	PERMANENT LANDSCAPING	
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	GEOTEXTILE	
EXISTING CURB & GUTTER	STABILIZED STAGING AREA	COIR MATTING	
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA	ARTICULATED CONCRETE	
PROPOSED EASEMENT	STOCK PILE		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			



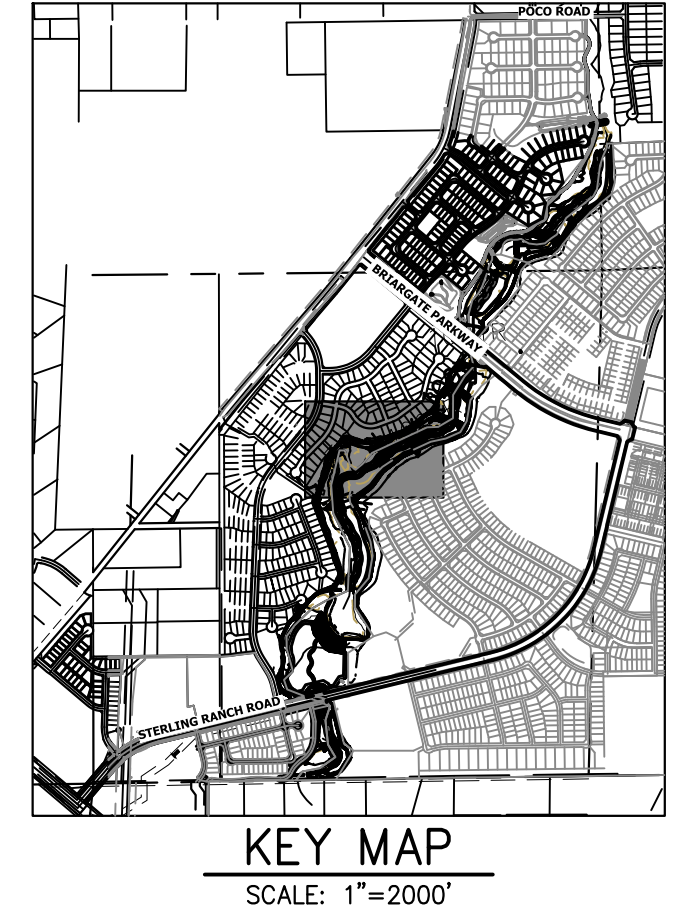
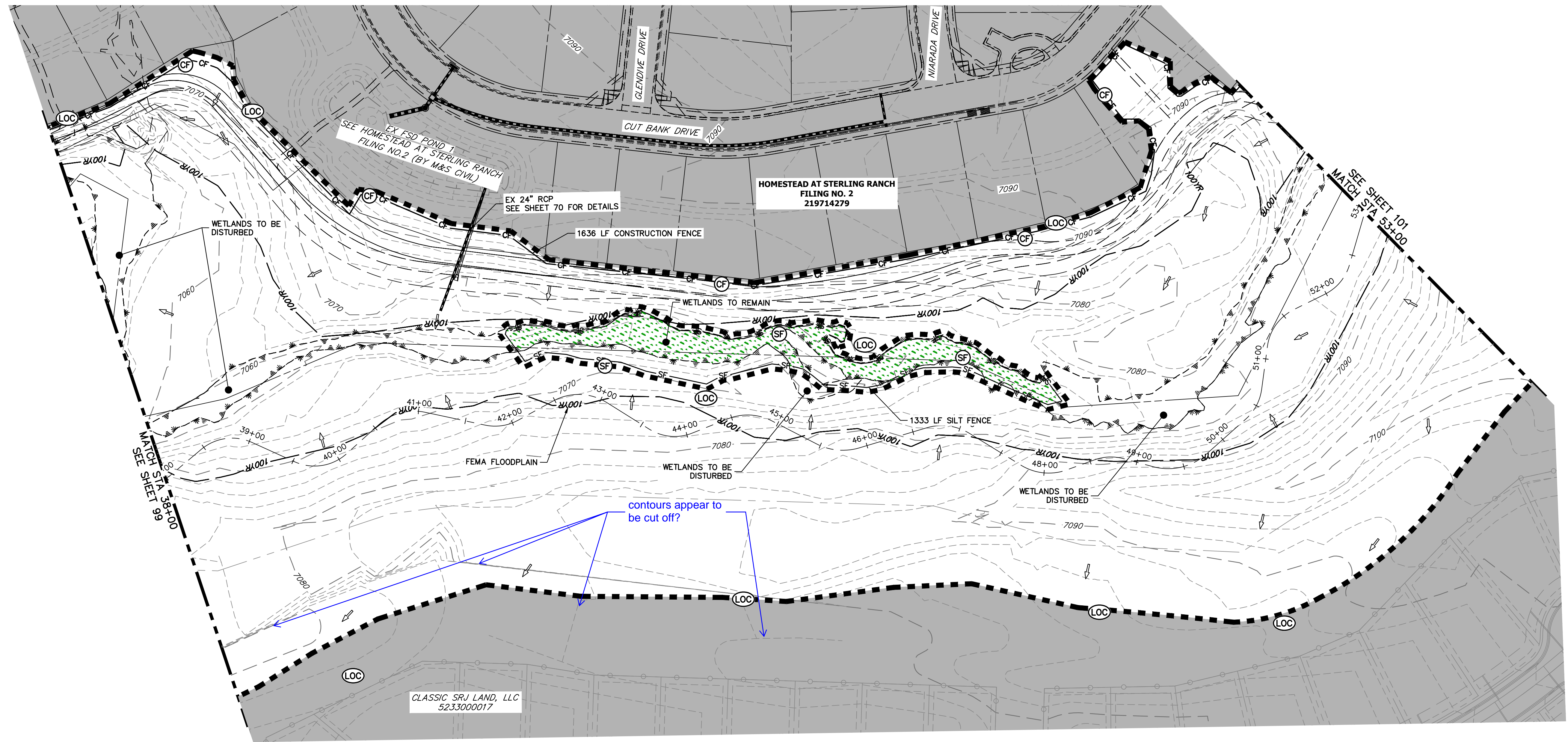
ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.



SAND CREEK RESTORATION	GEC INITIAL
SHEET 99	OF 121
JOB NO.	25188.04



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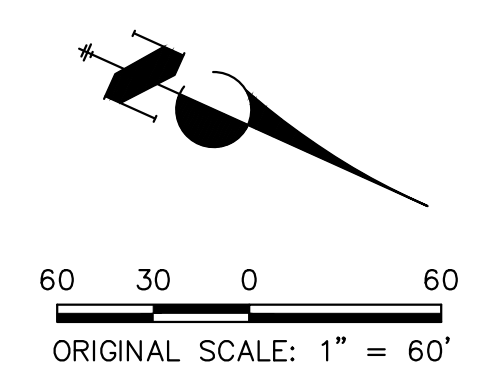
BY	DATE	No.	REVISION

LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA
PROPOSED EASEMENT	STOCK PILE
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL
PROPOSED CURB & GUTTER	REINFORCED ROCK BERM FOR CULVERT PROTECTION
PROPOSED TOP OF SLOPE	SEDIMENT CONTROL LOG
PROPOSED TOE OF SLOPE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX
EXISTING DRAINAGE ARROW	WETLANDS TO REMAIN
PROPOSED DRAINAGE ARROW	PERMANENT LANDSCAPING
	GEOTEXTILE
	COIR MATTING
	ARTICULATED CONCRETE
	DEWATERING
	TEMPORARY SEDIMENTATION BASIN
	CHECK DAM
	SURFACE ROUGHENING

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES	
2681	LF - SILT FENCE (SF)
18900	LF - CONSTRUCTION FENCE (CF)
4	EA - CHECK DAMS (CD)
4	LS - STABILIZED STAGING AREA (SSA)
4	LS - VEHICLE TRACKING CONTROL (VTC)

BENCHMARK	
1.	THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHEAST BOUNDARY CORNER OF BARBARICK SUBDIVISION NORTHING = 411416.273 EASTING = 235167.071 ELEVATION = 7023.42
2.	THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PANNEE RANCHEROS SUBDIVISION NORTHING = 410095.404 EASTING = 235052.131 ELEVATION = 7000.40
3.	THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION NORTHING = 411399.862 EASTING = 233849.817 ELEVATION = 7030.82

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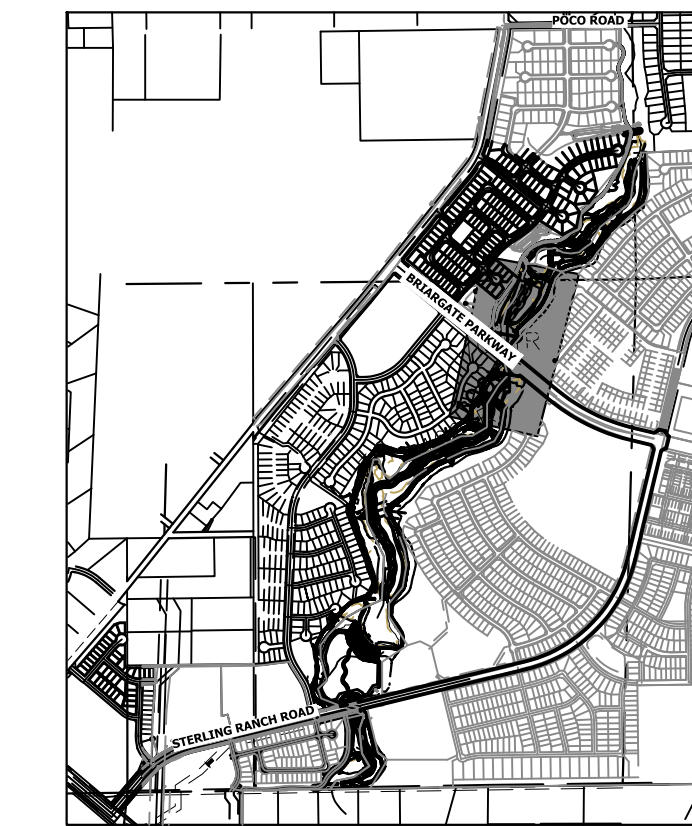
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 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING

32314
 11/20/23

SAND CREEK RESTORATION	GEC INITIAL
SHEET 100 OF 121	JOB NO. 25188.04

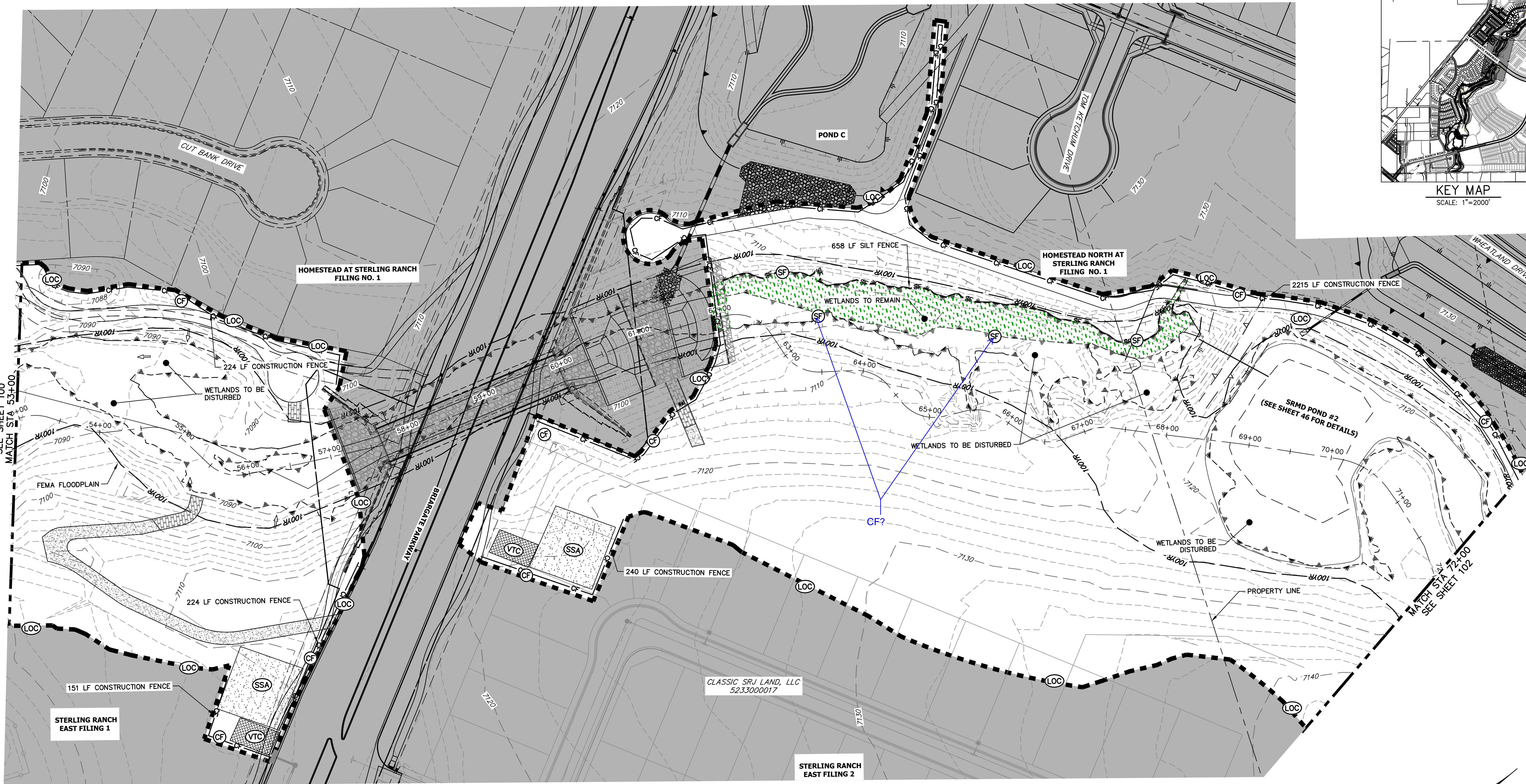


KEY MAP
SCALE: 1"=2000'

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2681	LF - SILT FENCE	(SF)
18900	LF - CONSTRUCTION FENCE	(CF)
4	EA - CHECK DAMS	(CD)
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4	LS - VEHICLE TRACKING CONTROL	(VTC)

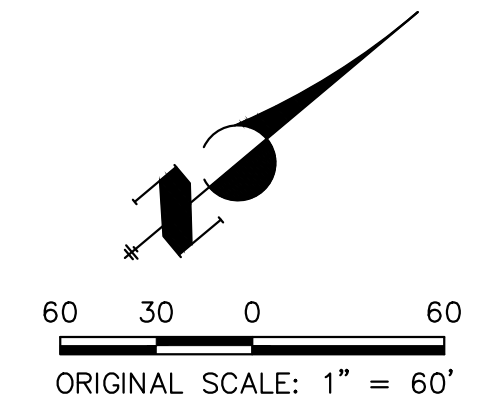
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LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
SECTION LINE	SILT FENCE	PERMANENT LANDSCAPING	
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	GEOTEXTILE	
EXISTING CURB & GUTTER	STABILIZED STAGING AREA	COIR MATTING	
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA	ARTICULATED CONCRETE	
PROPOSED EASEMENT	STOCK PILE		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			



ENGINEER'S STATEMENT

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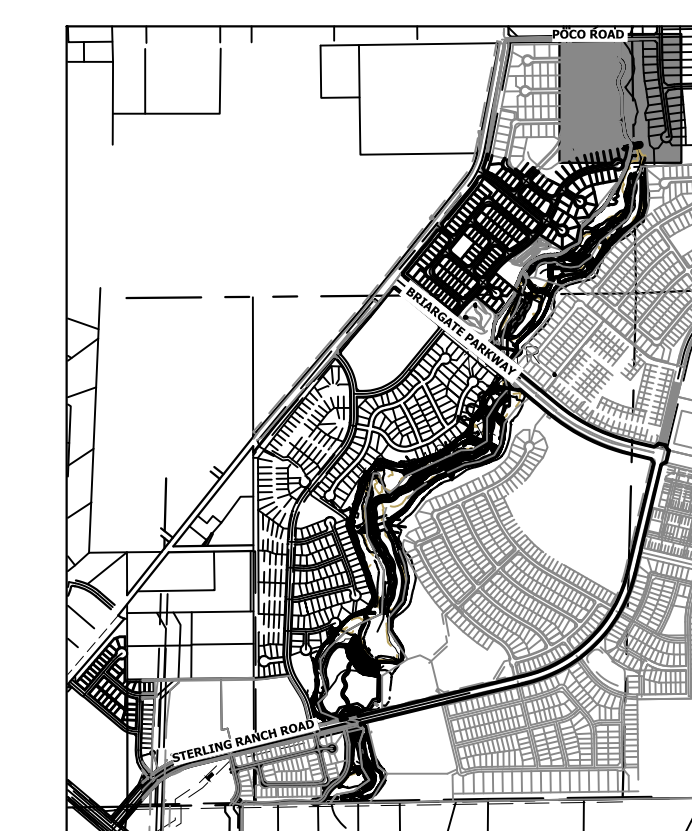
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COLORADO P.E. 32314
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32314
11/20/23

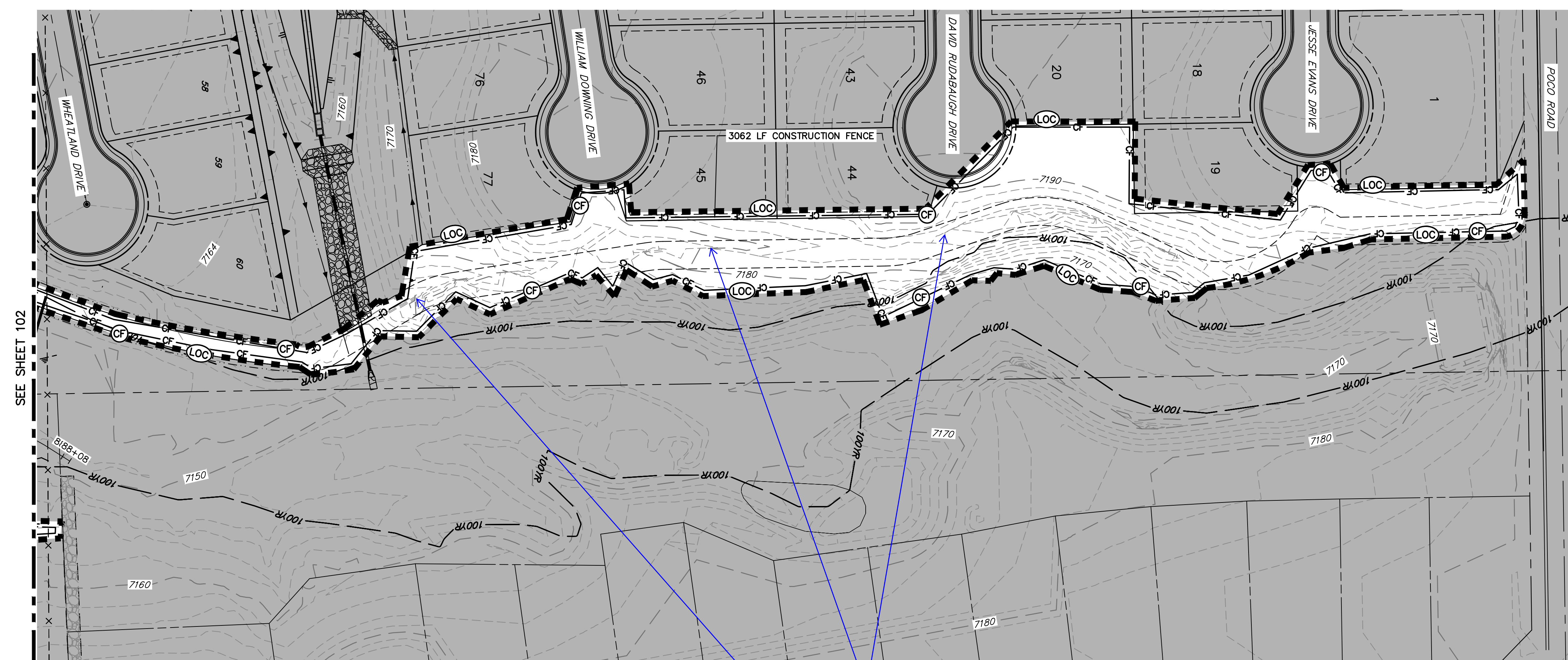


SAND CREEK RESTORATION	GEC INITIAL	DESIGNED BY	DJV
		DRAWN BY	WLL
SHEET 101 OF 121		DATE	11/20/23
JOB NO. 25188.04		BY	
		DATE	
		REVISION	
		No.	
		1"=60'	
		V-SCALE	N/A
		H-SCALE	1"=60'

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KEY MAP
SCALE: 1"=2000'



SEE SHEET 102

Check contours

TOTAL INITIAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

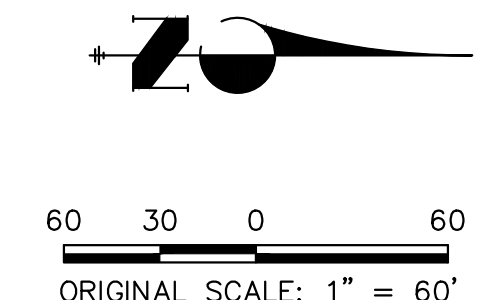
2681	LF	-	SILT FENCE (SF)
18900	EA	-	CONSTRUCTION FENCE (CF)
4	EA	-	CHECK DAMS (CD)
4	LS	-	STABILIZED STAGING AREA (SSA)
4	LS	-	VEHICLE TRACKING CONTROL (VTC)

BENCHMARK

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BASIS OF BEARINGS

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LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION (RRB)	DEWATERING (DW)
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION (LOC)	SEDIMENT CONTROL LOG (SCL)	TEMPORARY SEDIMENTATION BASIN (SB)
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE (DS)	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX (SM)	CHECK DAM (CD)
EXISTING EASEMENT	CONSTRUCTION FENCE (CF)	WETLANDS TO REMAIN	SURFACE ROUGHENING (SR)
SECTION LINE	SILT FENCE (SF)	PERMANENT LANDSCAPING (LS)	
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL (VTC)	GEOTEXTILE (ECB)	
EXISTING CURB & GUTTER	STABILIZED STAGING AREA (SSA)	COIR MATTING (ECB)	
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA (CWA)	ARTICULATED CONCRETE	
PROPOSED EASEMENT	STOCK PILE (SP)		
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL		
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			



ENGINEER'S STATEMENT

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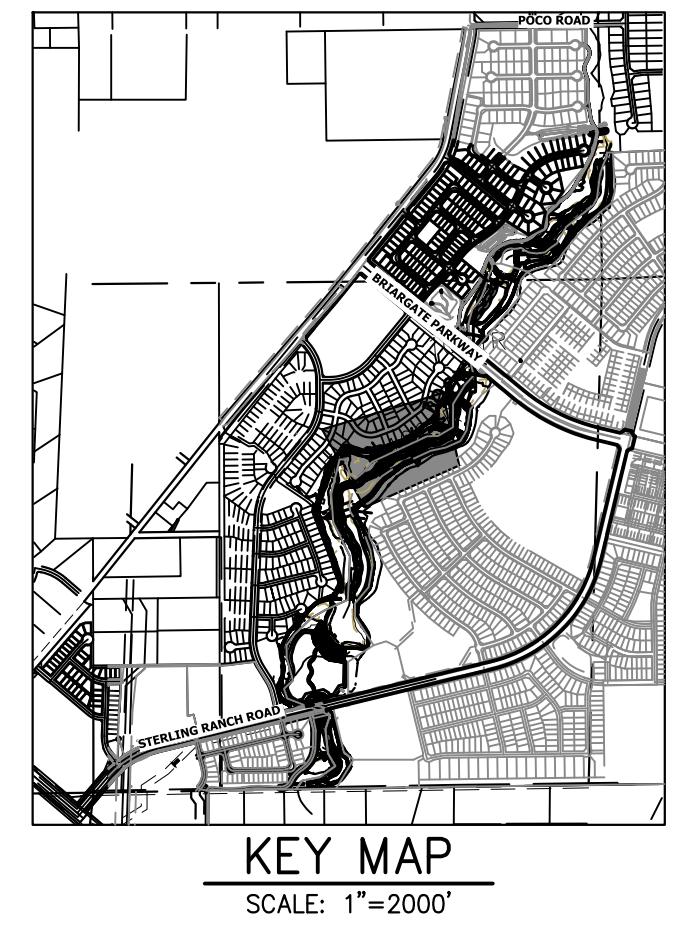
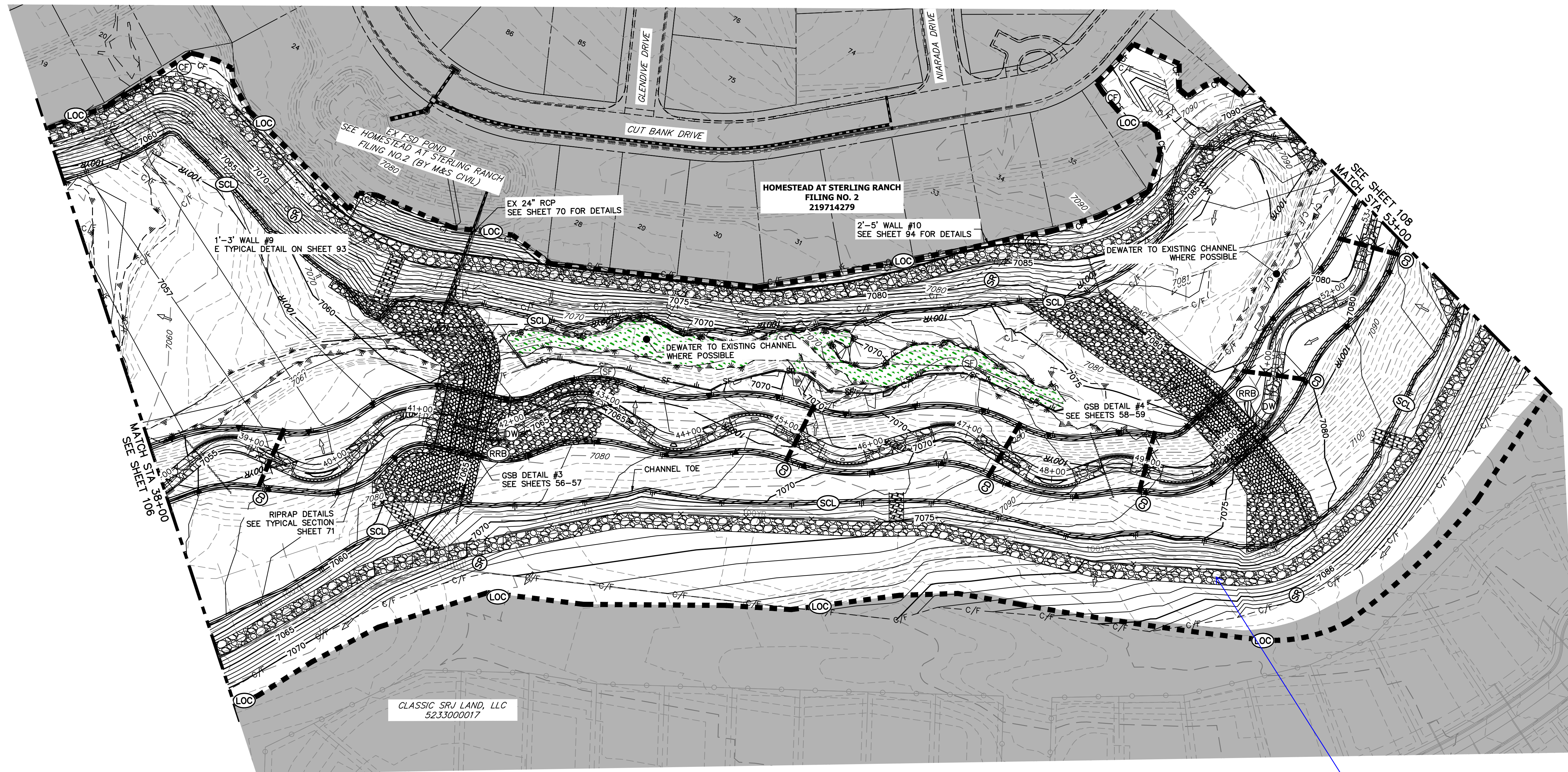
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H-SCALE	1"=60'
V-SCALE	N/A
DATE	11/20/23
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DRAWN BY	WLL
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SAND CREEK RESTORATION	GEC INITIAL
SHEET 103 OF 121	JOB NO. 25188.04



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LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
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PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
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TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

9	EA	-	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
3	EA	-	CONCRETE WASHOUT AREA	(CWA)
15	EA	-	CHECK DAMS	(CD)
1990	LF	-	SEDIMENT CONTROL LOGS	(SCL)
1	EA	-	TEMPORARY SEDIMENT BASIN	(SB)

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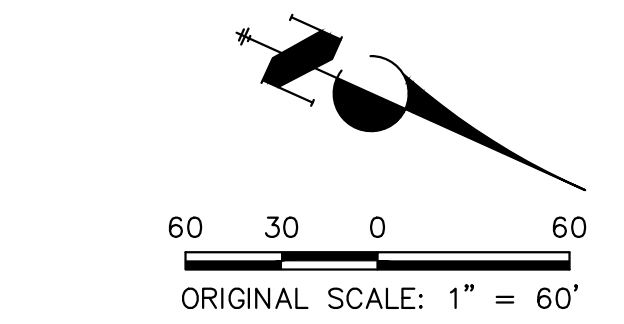
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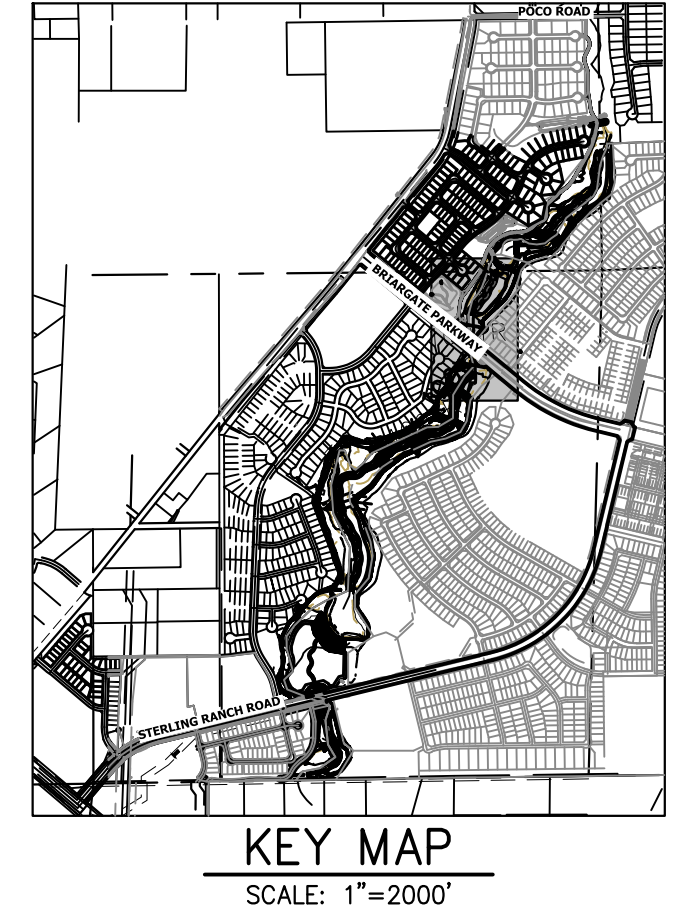
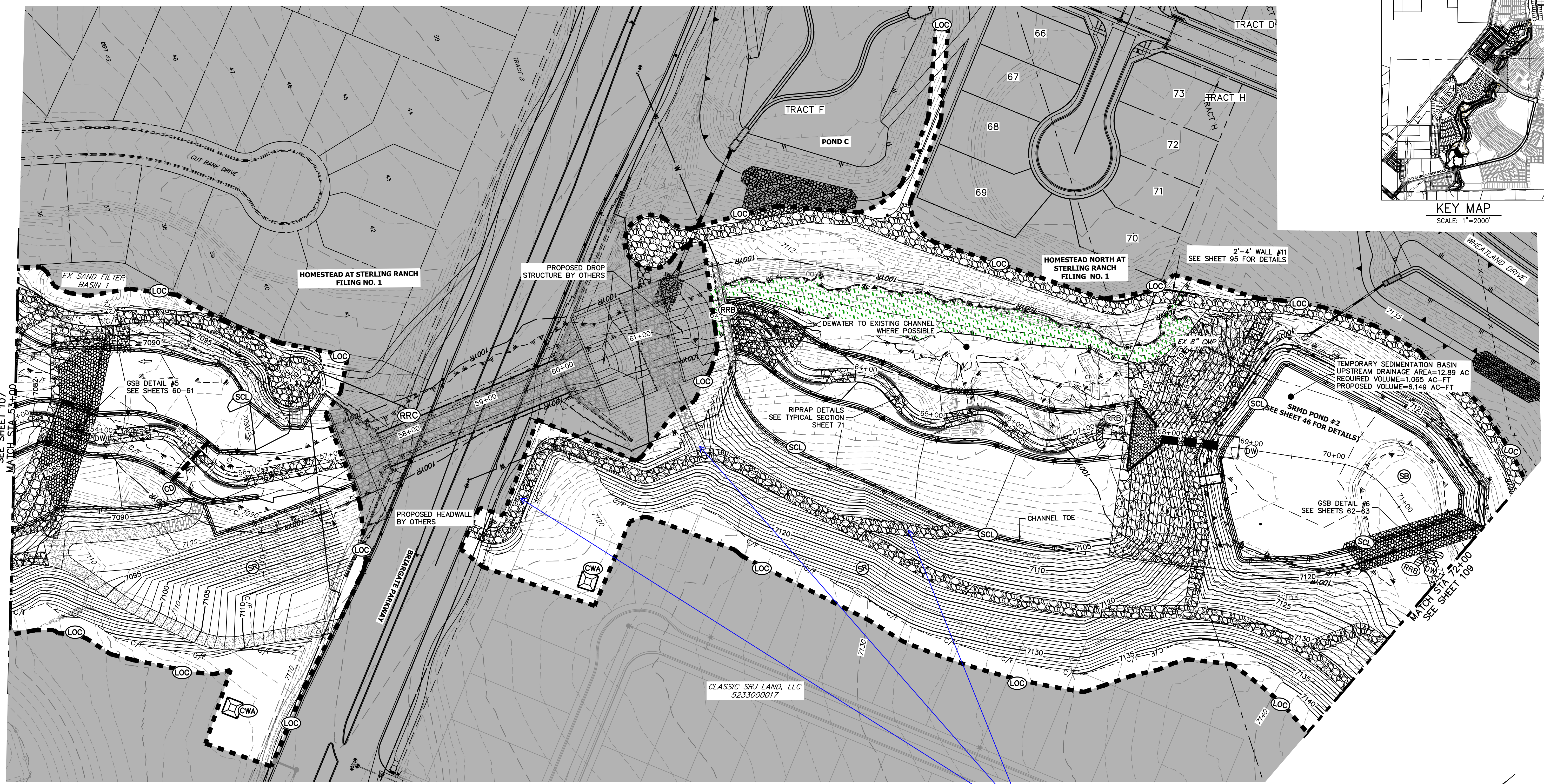
ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.



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LEGEND

EXISTING CONTOUR	PROPOSED CONTOUR	REINFORCED ROCK BERM FOR CULVERT PROTECTION	DEWATERING
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION	SEDIMENT CONTROL LOG	TEMPORARY SEDIMENTATION BASIN
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE	PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX	CHECK DAM
EXISTING EASEMENT	CONSTRUCTION FENCE	WETLANDS TO REMAIN	SURFACE ROUGHENING
SECTION LINE	SILT FENCE	PERMANENT LANDSCAPING	GEOTEXTILE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL	COIR MATTING	ARTICULATED CONCRETE
EXISTING CURB & GUTTER	STABILIZED STAGING AREA	CONCRETE WASHOUT AREA	
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA	STOCK PILE	
PROPOSED EASEMENT	TEMP DRAINAGE CHANNEL		
PROPOSED STORM SEWER			
PROPOSED CURB & GUTTER			
PROPOSED TOP OF SLOPE			
PROPOSED TOE OF SLOPE			
EXISTING DRAINAGE ARROW			
PROPOSED DRAINAGE ARROW			

TOTAL INTERIM PHASE SUMMARY OF APPROXIMATE QUANTITIES

9	EA	REINFORCED ROCK BERM FOR CULVERT PROTECTION	(RRB)
3	EA	CONCRETE WASHOUT AREA	(CWA)
15	EA	CHECK DAMS	(CD)
1990	LF	SEDIMENT CONTROL LOGS	(SCL)
1	EA	TEMPORARY SEDIMENT BASIN	(SB)

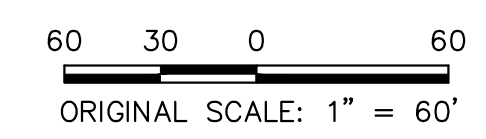
TEMPORARY SEDIMENT BASIN NOTES:

SRMD POND #2 TO BE USED AS A TEMPORARY SEDIMENT BASIN WITH NO RISER PIPE ONCE THE OUTLET STRUCTURE AND AGRIDRAIN HAVE BEEN CONSTRUCTED. UPON COMPLETION OF UPSTREAM CHANNEL IMPROVEMENTS, SRMD POND #2 WILL BE DREGGED OF SEDIMENT AND RETURNED TO PROPOSED GRADING.

BASIS OF BEARINGS
 THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M. AS MONUMENTED AT THE SOUTHWEST CORNER OF SAID BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AND AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624", SAID LINE BEARS N89°14'14"E, A DISTANCE OF 2,722.69 FEET.

BENCHMARK

- THE TOP OF AN ALUMINUM SURVEYORS CAP, STAMPED "9853", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411416.273
 EASTING = 235167.071
 ELEVATION = 7023.42
- THE TOP OF A RED PLASTIC SURVEYORS CAP, ILLEGIBLE, AT THE NORTHWEST BOUNDARY CORNER OF PAWNEE RANCHEROS SUBDIVISION
 NORTHING = 410995.404
 EASTING = 235052.131
 ELEVATION = 7000.40
- THE TOP OF A RED PLASTIC SURVEYORS CAP, STAMPED "38141", AT THE SOUTHWEST BOUNDARY CORNER OF BARBARICK SUBDIVISION
 NORTHING = 411399.962
 EASTING = 233849.817
 ELEVATION = 7030.82



ENGINEER'S STATEMENT

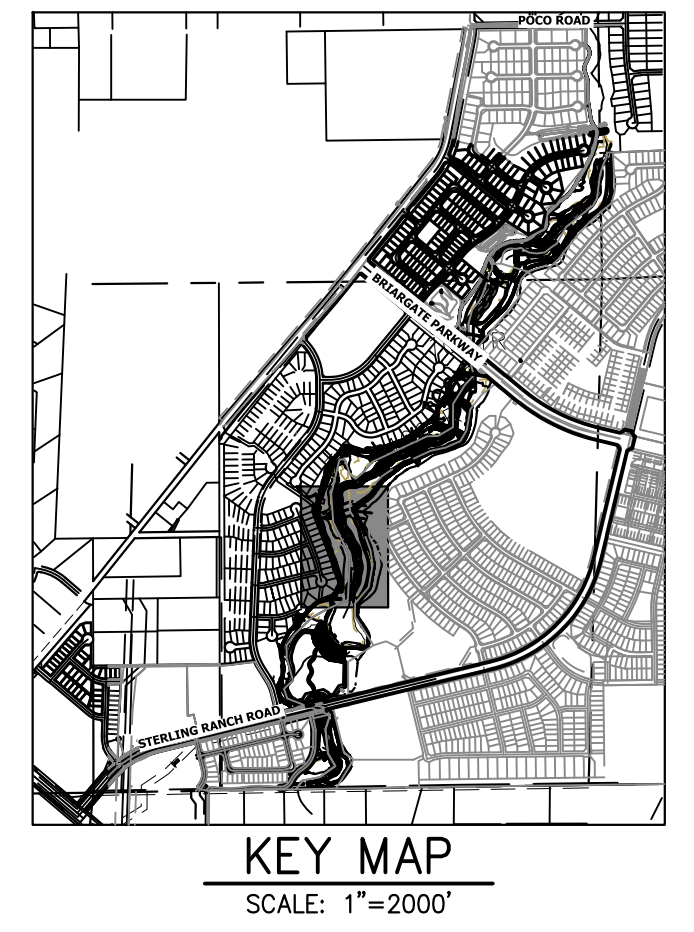
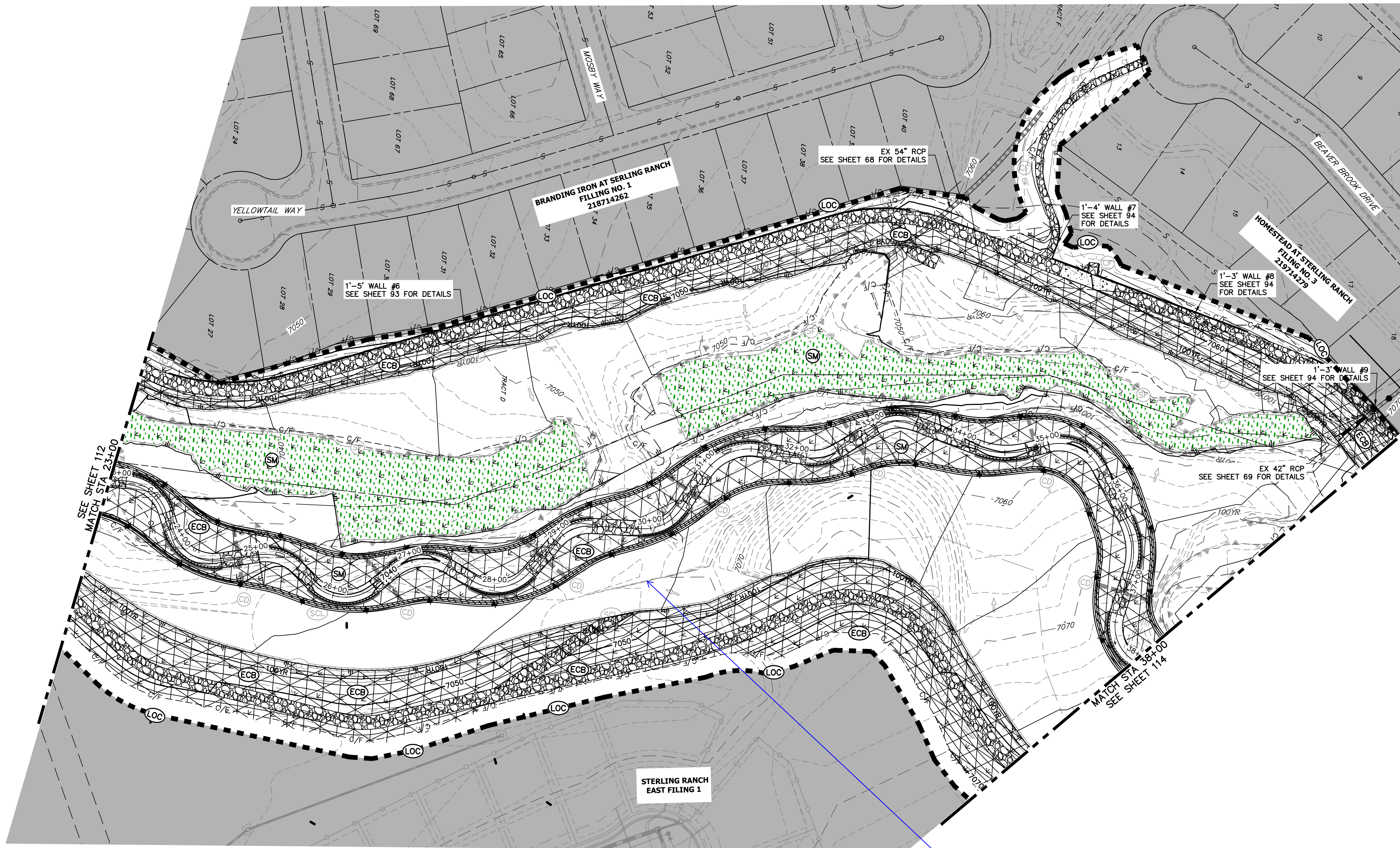
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Mike Bramlett
 MIKE A. BRAMLETT, P.E.
 COLORADO P.E. 32314
 FOR AND ON BEHALF OF JR ENGINEERING, INC.
 DATE 11/20/23
 32314

PREPARED FOR
SR LAND, LLC
 20 BOULDER CRESCENT
 2ND FLOOR
 COLORADO SPRINGS, CO 80903
 JAMES F. MORLEY
 (719) 419-3024

J.R. ENGINEERING
 A Westman Company
 Central 303-740-9383 • Colorado Springs 719-583-2583
 Fort Collins 970-491-9888 • www.jrengineering.com

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY DATE	
								1"=60'	N/A



UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

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No.	REVISION	BY	DATE

LEGEND	
EXISTING CONTOUR	PROPOSED CONTOUR
EXISTING PROPERTY LINE	LIMITS OF CONSTRUCTION
EXISTING RIGHT OF WAY LINE	DRAINAGE SWALE
EXISTING EASEMENT	CONSTRUCTION FENCE
SECTION LINE	SILT FENCE
EXISTING STORM SEWER	VEHICLE TRACKING CONTROL
EXISTING CURB & GUTTER	STABILIZED STAGING AREA
PROPOSED RIGHT OF WAY LINE	CONCRETE WASHOUT AREA
PROPOSED EASEMENT	STOCK PILE
PROPOSED STORM SEWER	TEMP DRAINAGE CHANNEL
PROPOSED CURB & GUTTER	
PROPOSED TOP OF SLOPE	
PROPOSED TOE OF SLOPE	
EXISTING DRAINAGE ARROW	
PROPOSED DRAINAGE ARROW	
REINFORCED ROCK BERM FOR CULVERT PROTECTION (RRB)	DEWATERING (DW)
SEDIMENT CONTROL LOG (SCL)	TEMPORARY SEDIMENTATION BASIN (SB)
PERMANENT SEEDING AND MULCHING - NATIVE REVEGETATION SEED MIX (SM)	CHECK DAM (CD)
WETLANDS TO REMAIN	SURFACE ROUGHENING (SR)
PERMANENT LANDSCAPING (LS)	
GEOTEXTILE (ECB)	
COIR MATTING (ECB)	
ARTICULATED CONCRETE	

TOTAL FINAL PHASE SUMMARY OF APPROXIMATE QUANTITIES

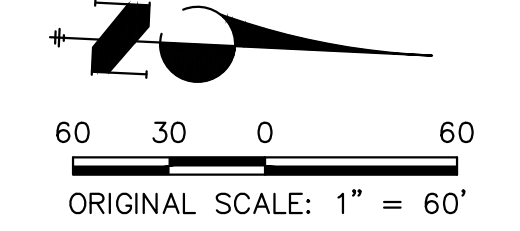
48.65 AC	SEEDING & MULCHING (UPLAND)
2.55 AC	SEEDING & MULCHING (WETLAND)
1.93 AC	GEOTEXTILE
32.58 AC	COIR MATTING

BENCHMARK

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32314
 11/20/23

SAND CREEK RESTORATION	GEC FINAL	
	SHEET 113	OF 121
	JOB NO. 25188.04	